





Hall Road, Norwich, NR4 6NG

william h brown

welcome to

Hall Road, Norwich

Spacious three-bedroom mid-terrace home offering versatile living accommodation, a generous rear garden and excellent potential for modernisation. This property presents an ideal opportunity for families and buyers looking to add value.













Description

Situated in a popular residential location, this three-bedroom mid-terrace property offers spacious and flexible accommodation extending to approximately 999 sq. ft.

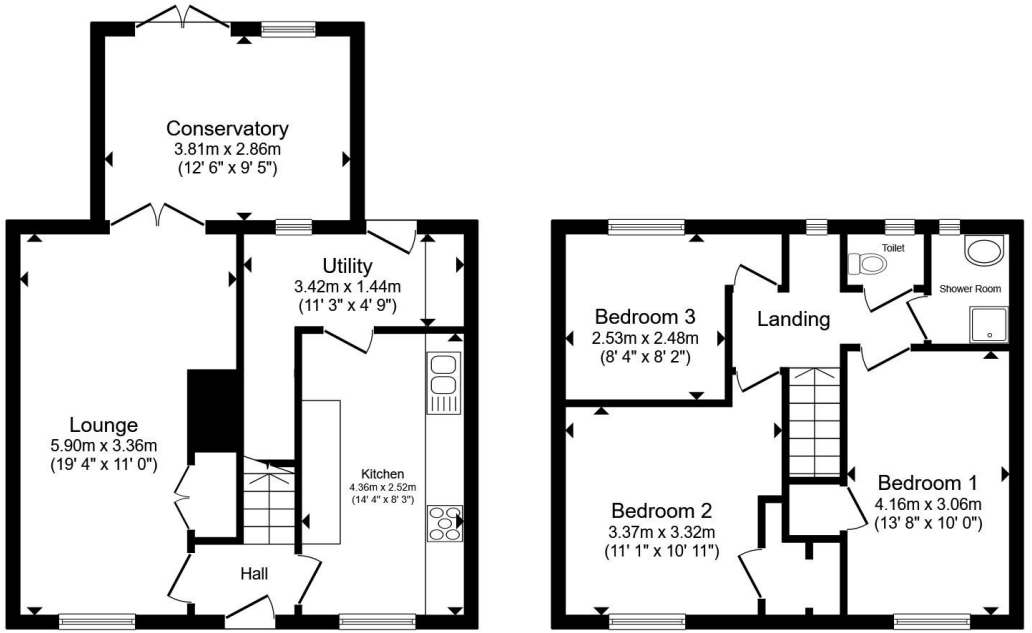
The ground floor comprises an entrance hall leading to a generous dual-aspect lounge measuring over 19ft in length, providing ample space for both living and dining furniture. The fitted kitchen is complemented by a useful utility room with external access. To the rear, a versatile extension could serve as a conservatory, home office or playroom, with direct access to the rear garden. The first floor offers three well-proportioned bedrooms, alongside a separate WC and a shower room, providing practical family living accommodation.

Externally, the property benefits from a particularly generous rear garden, offering excellent outdoor space for families, entertaining or future landscaping projects.

While the home would benefit from a degree of modernisation, it presents a fantastic opportunity for purchasers to update and personalise to their own tastes. An excellent family home or investment opportunity with significant potential, early viewing is highly recommended.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 92.8 m² (999 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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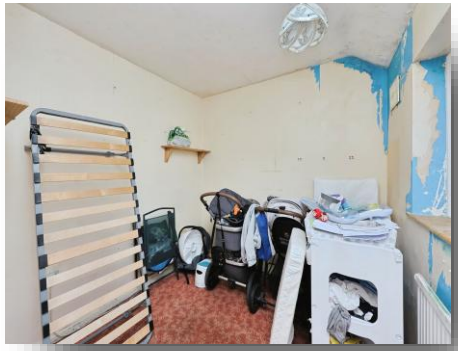
- Three-bedroom mid-terrace home
- Generous rear garden
- Approximately 999 sq. ft. of accommodation
- Scope for improvement and modernisation
- Excellent potential to add value

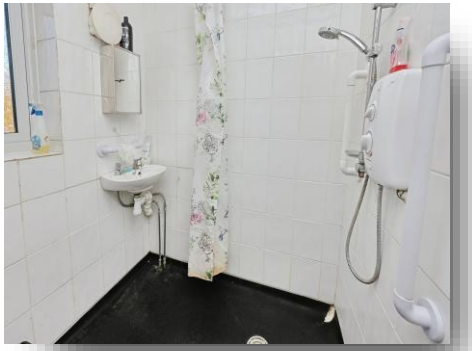
Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

guide price

£200,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
NOR145264 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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